

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MARSTON JONATHAN B		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MARSTON TERRI M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	615,800	615,800	
99 DUCK HILL RD				0	Medium			RES LAND	1010	505,200	505,200	
DUXBURY MA 02332								RESIDNTL	1010	4,400	4,400	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 5								
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 2902				District								
Total Acres 1.308				Res Exem								
Chapter Lan												
GIS ID F_877245_2846985				Assoc Pid#								
									Total	1,125,400	1,125,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARSTON JONATHAN B	46964	0003	05-24-2016	Q	I	685,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GUCCIONE JOSEPH Q & LESLIE (L/E)	37323	0307	06-09-2009	U	I	10	1A	2023	1010	460,200	2022	1010	384,300	2021	1010	368,800
GUCCIONE JOSEPH Q	37323	0298	06-09-2009	U	I	10	1A		1010	493,500		1010	416,400		1010	376,600
GUCCIONE JOSEPH Q	16818	0334	11-16-1998	Q	I	363,000	00		1010	2,900		1010	2,900		1010	2,900
								Total	956,600	Total	803,600	Total	748,300			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
			Total	0.00															

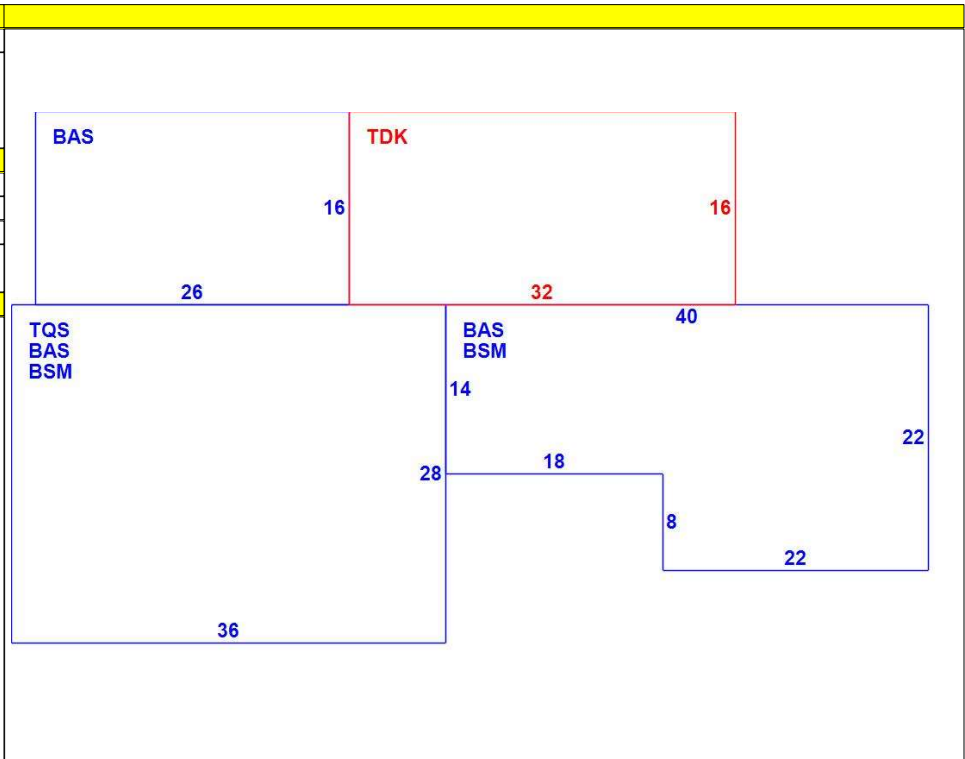
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0070											
NOTES											
										Total Appraised Parcel Value	1,125,400
										Valuation Method	C
										Total Appraised Parcel Value	1,125,400

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2019-13	03-29-2019	RM		44,000	07-30-2019	100		REMODEL KITCHEN, LAUNDR		08-01-2019	SJT	5		01	Measure - No Entry
328	11-21-2008	RM	Remodel	6,670		100		BTHRM,2WINDOWS,DR		12-21-2016	SJD	9		01	Measure - No Entry
272	09-08-2008	AD	Addition	17,000		100		31X16 DECK		04-12-2013	VGS			20	Field Review
15330	02-18-1999	NC	New Construct	15,000		100		NC RETAINING WALL		08-04-2009	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.390	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	19,000
Total Card Land Units					1.31	AC	Parcel Total Land Area					1.31	Total Land Value			505,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1730	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		795,045
Interior Floor 2			Replace Cost		37,120
Heat Fuel	02	Oil	Year Built		832,164
Heat Type	05	Hot Water	Effective Year Built		1961
AC Type	03	Central	Depreciation Code		1995
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		74
Extra Openings	2		Cns Sect Rcnd		615,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1730		Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	140	21.00	2018	E	100	B	1.50	4,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,160	2,160	2,160	239.76	517,882
BSM	Basement	0	1,744	349	47.98	83,676
TDK	Trex Deck	0	512	51	23.88	12,228
TQS	Three Quarter Story	756	1,008	756	179.82	181,259
Ttl Gross Liv / Lease Area		2,916	5,424	3,316		795,045

